

Courtesy Of Jonathan A Lusok Of Liv Real Estate

## \$244,900 - 312 9820 165 Street, Edmonton

MLS® #E4448979

**\$244,900**

2 Bedroom, 2.00 Bathroom, 1,098 sqft  
Condo / Townhouse on 0.00 Acres

Glenwood (Edmonton), Edmonton, AB

Welcome to Unit 312 at The Vanier, an exceptional 2-bedroom + Den, 2-bathroom condo in one of Edmonton's premier adult living communities. Ideally located just 2.5 km from the Misericordia Community Hospital, and close to public transit and shopping. This south-facing unit offers a bright, sunny balcony that overlooks the beautifully landscaped courtyard. Thoughtfully designed for accessibility, the building includes features suitable for wheelchairs, walkers, or scooters. Residents enjoy a strong sense of community, with shared spaces including a social room, library, puzzle room, fitness centre, and a warm, welcoming lobby perfect for visiting with neighbours. Inside the unit, you'll find a spacious, wheelchair-friendly kitchen with well-maintained appliances and high-end, non-slip cushioned lino flooring that's gentle on the joints. The building is also pet-friendly with board approval, and the unit offers 2 titled parking stalls, one being outside.

Built in 2008

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448979  |
| Price     | \$244,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,098                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 312 9820 165 Street |
| Area        | Edmonton            |
| Subdivision | Glenwood (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5P 0N3             |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Exercise Room, No Smoking Home, Party Room, Recreation Room/Centre, Secured Parking |
| Parking Spaces | 2                                                                                                  |
| Parking        | Heated, Underground                                                                                |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Fan Coil, Natural Gas                                                                |
| # of Stories      | 4                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Concrete, Brick, Stucco |
| Exterior Features | Landscaped              |
| Roof              | Asphalt Shingles        |
| Construction      | Concrete, Brick, Stucco |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 21st, 2025  
Days on Market                106  
Zoning                              Zone 22  
Condo Fee                        \$725

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